

1. ROLL CALL

The Housing Commission meeting was called to order at 4:06 p.m. with the following members present: Scott Cooley, Aubrey Patterson, Angie Davenport, Ryan Patton, Lisa Gleason, Jeff Thomson and Anthony Finlay. Kelly Anne Lanham, Lucas Soltow, Nathan DeBerry, and Dan Rich were absent. Adam Stewart, Neighborhood Development Coordinator; Diane Crabtree, Interfaith Housing Services; Julia Westfall, SCKEDD; and Steve Dechant, Mayor, were also present. Staff present were Jim Seitnater, Director of Planning and Development; Amy Allison, Senior Planner and Charlene Mosier, Planning Technician.

2. APPROVAL OF MINUTES

The minutes of the June 27, 2018 meeting were approved on a motion by Patton, seconded by Gleason, passed unanimously.

3. ANNOUNCEMENTS

a. None.

4. ORAL COMMENTS FROM THE PUBLIC

a. Richard Greever, Central Kansas Landlords Association

Greever explained the Central Kansas Landlords Association is requesting a subsidy of \$5,000 to build a website that will be available to all Hutchinson landlords for a reasonable once a year fee. The site will contain rentals that are available, various forms, and pertinent housing information. Landlords could also obtain a tenant "black list".

Allison said the City has a three-year contract with *The Hutchinson News* and the last payment on this contract will be October 31, 2018.

Finlay and Patterson will review the website and contract with *The Hutchinson News*, compare with the proposed request by Mr. Greever and provide information to Staff for the Housing Commission consideration.

5. WRITTEN REPORTS

- a. **Brush Up Hutch**
- b. **Down Payment Match Incentive**
- c. **Zero-Interest Home Repair Loan**
- d. **Housing and Rental Registration Report**

The reports for the above-listed items were included in the agenda packet.

6. ORAL REPORTS

a. **Healthy Neighborhood Initiative**

Stewart gave an update that the Resolution for the Farmington Park Neighborhood was presented at the July 17 City Council Meeting. The shelter and playground equipment should be installed

in SW Bricktown in time for National Night Out on August 7. Flyers are being placed on doors to promote National Night Out.

The 'Allen' Neighborhood is in the formation process and Stewart continues to schedule interviews with the residents.

Gleason said the park project in SW Bricktown is a good example of bringing private and public partnerships together for the good of the community.

Fire and EMS will have a presence at National Night Out for all three neighborhoods. Food Trucks will be available at the College Grove Neighborhood.

b. Hutchinson Land Bank Update

Allison said there is an opening on the Land Bank Board of Trustees because one member's term will end in September.

7. OLD BUSINESS

a. Rental Registration and Inspection Program Review

Finlay explained that at the last meeting staff presented their report showing the Rental Registration and Inspection Program has not accomplished what was intended. The Housing Commission discussed whether or not to recommend keeping or ending the program and tabled the issue till when the Building Official could be present.

Gleason said to keep in mind why we started the program. Allison said the previous two housing needs assessments recommended a rental inspection program and the Housing Commission had discussed a program for many years.

Maxwell said he continues to receive two complaints a week on rental properties. He also finds that houses purchased at tax sale are put up for rent and these homes have sometimes been on the demolition list. The RRIP became less effective when the State made a ruling that interior inspections could not be made without tenant consent. Renters still fear getting evicted if they complain.

Maxwell said the turn-over for the rental inspector also impacted the program. Currently, this position also handles code enforcement and tall weed complaints.

Patterson said ending the program makes it appear we gave up and the goal is to have safe affordable rentals in Hutchinson. She asked what we can do as a Plan B.

Cooley said he does not believe there has been much improvement in rentals with the program and many of the same problems still exist. He believes the program needs to end. He would like inspectors to be empowered to handle issues they see and not have to wait for a complaint.

Cooley said he would be in support of educating renters so they are aware they can make a complaint when there is a concern. Landlord and City contact numbers should be listed on their lease. Cooley also believes the RRIP was paying for services the landlords did not receive.

Finlay reviewed information in the packet and said he believes the program is not working if there are still at least two complaints a week. Maxwell said most of the complaints are about the interior of the home, such as lack of heat, lack of air conditioning, bad wiring, no outlets, breakers blowing, mold, leaking roofs, and bedbugs,

Maxwell said it would be much easier to inspect units as they are vacated. Discussion ensued.

Finlay said December 2019 is the sunset date of the program and he would like a financial report of dollars spent to date and how much is remaining.

Seitnater suggested that staff and a sub-committee of the Housing Commission review the reports and bring additional information or suggestions back to the Housing Commission on how to improve rentals. Cooley, Patton, Westfall and potentially Patterson and Thomson will serve on the sub-committee.

b. Housing Assessment Tool Questionnaire

This item will be discussed at the next meeting.

8. NEW BUSINESS

a. Brush Up Hutch Program Amendments

A motion was made by Cooley, seconded by Patterson to approve the recommendation to City Council to increase the maximum amount for paint reimbursement from \$300 to \$500 for the Brush Up Hutch! Paint Program, passed unanimously. City Council will consider this on August 7, 2018.

b. Zero Interest Home Repair Loan Request

Davenport explained the applicant had applied for the Zero Interest Home Repair Loan; however, their contractor became available to do the work before the application was approved and the work was completed. Davenport stated she does not want this to become a recurring situation; however, in this case she is asking for a one-time exception.

Motion by Cooley, seconded by Patton to grant a one-time exception to the applicants at 329 E 14th Ave who applied for the Zero Interest Home Repair Loan and had the work completed on the project prior to the loan request being approved. The motion passed unanimously.

9. OTHER

- a. The next regularly scheduled Housing Commission meeting is Wednesday, August 22, 2018, at 4:00 p.m.

10. ADJOURNMENT – The meeting adjourned at 5:25 p.m.

Respectfully Submitted,
Charlene Mosier, Planning Technician

Approved this 22nd day of August, 2018.

Amy Allison

Secretary